

## City of Berlin, WI – South Industrial Park



### Site Description:

1.5 total acre site located on County Road F, Near South Hwy 49. Located for easy access to Highway 41.

### Approximate Address:

North Industrial Park Road  
Berlin, WI 54923

### Site Specifications:

#### Terms

Asking Price:  
Sell \$2,000 - \$20,000/Acre

Terms Available: Yes  
Ownership: City

#### Community Contact

Name: Lindsey Kemnitz  
Title: Community Development Dir.  
Organization: City of Berlin  
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City: Berlin  
State: Wisconsin  
Zip: 54923  
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#### Site Information

Industrial Park Total Acres: 1.5  
Available Site: No  
Expansion Plans: Numerous in area  
Existing Business: Industrial  
Zoning: Build to Suit  
Parking Available: Yes  
Covenants: No  
Topography: Flat  
Floodplain: No  
Soil Borings: Yes  
Curb: Yes  
Paved Streets: Yes  
Gutter: Yes  
Streetlight: No

#### Telecommunications

Fiber optics: Yes  
Digital switching: Yes

#### Transportation

Nearest Major Hwys: Hwys 49 and 91  
Distance to Hwy: .25 miles (Hwy 49)  
Lanes: 2 on Hwy 49 and 91  
Nearest Airport: Wittman Regional

#### Utilities

Electricity supplier: Alliant Energy  
3-Phase Electric: Yes  
Gas Supplier: Alliant Energy  
Municipal Water: Yes  
Municipal Sewer: Yes  
Water Source: Yes  
Water main size: 12"

Trade Area Population: 45,000

#### Incentives

##### Berlin Acquisition Credits

Sale Price \$20,000/Acre  
Up to \$4,000 Credit for Each Full Time Job Created.  
Development Credit of 2.5% of Estimated Cost of Construction.

##### SBA 504 Loan Program

##### Tax Increment Financing (TIF)

##### TREDC RLF

##### CDBG RLF

##### WEDC Tax Credits

## City of Berlin Site Property Sheet